



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 045-06

4125 HIDDEN OAKS ROAD

MODIFICATION

AUGUST 2, 2006

APPLICATION OF ACE AWNING FOR RICHARD & DONNALEE DAVIS, 4125 HIDDEN OAKS ROAD, APN 049-440-011, PUD 0.4 PLANNED UNIT DEVELOPMENT ZONE WITH 4 UNITS PER ACRE MAXIMUM, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2005-00606)

The project site is part of a planned unit development of 11 units. This ½ acre project site is currently developed with a single family residence and three car garage. The proposed project involves a 240 square foot room addition.

The discretionary application required for this project is a Modification to permit the room addition to be located within the required forty-foot (40') interior yard setback (SBMC §28.36.075).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak in favor of or in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, August 2006.
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

Approved the project, with revised findings to reflect that the project “does not impact neighbors *given the existing hillside vegetative screenings.*” The request is consistent with the purposes and intent of the Zoning Ordinance and necessary to secure an appropriate improvement on the lot by providing a needed amenity for the residents in an area with no impacts to the neighbors, and subject to the condition that the existing spa and associated equipment be legalized as a part of this application.

This motion was passed and adopted on the 2 day of August, 2006 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.



Kathleen Goo, Staff Hearing Officer Secretary

8/4/06

Date

PLEASE BE ADVISED:

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
2. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
3. Subsequent to the outcome of any appeal action you next administrative step should be to apply for Architectural Board of Review (ABR) approval and then a building permit.
4. **PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit.** The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
5. **NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
 - a. A building permit for the construction authorized by the approval is issued within twenty four months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;
 - b. The approved use has not been discontinued, abandoned or unused for a period of six months following the earlier of:
 - i. an Issuance of a Certificate of Occupancy for the use, or;
 - ii. one (1) year from granting the approval.